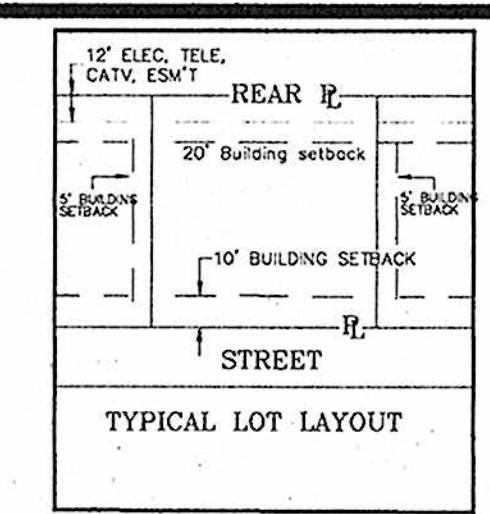
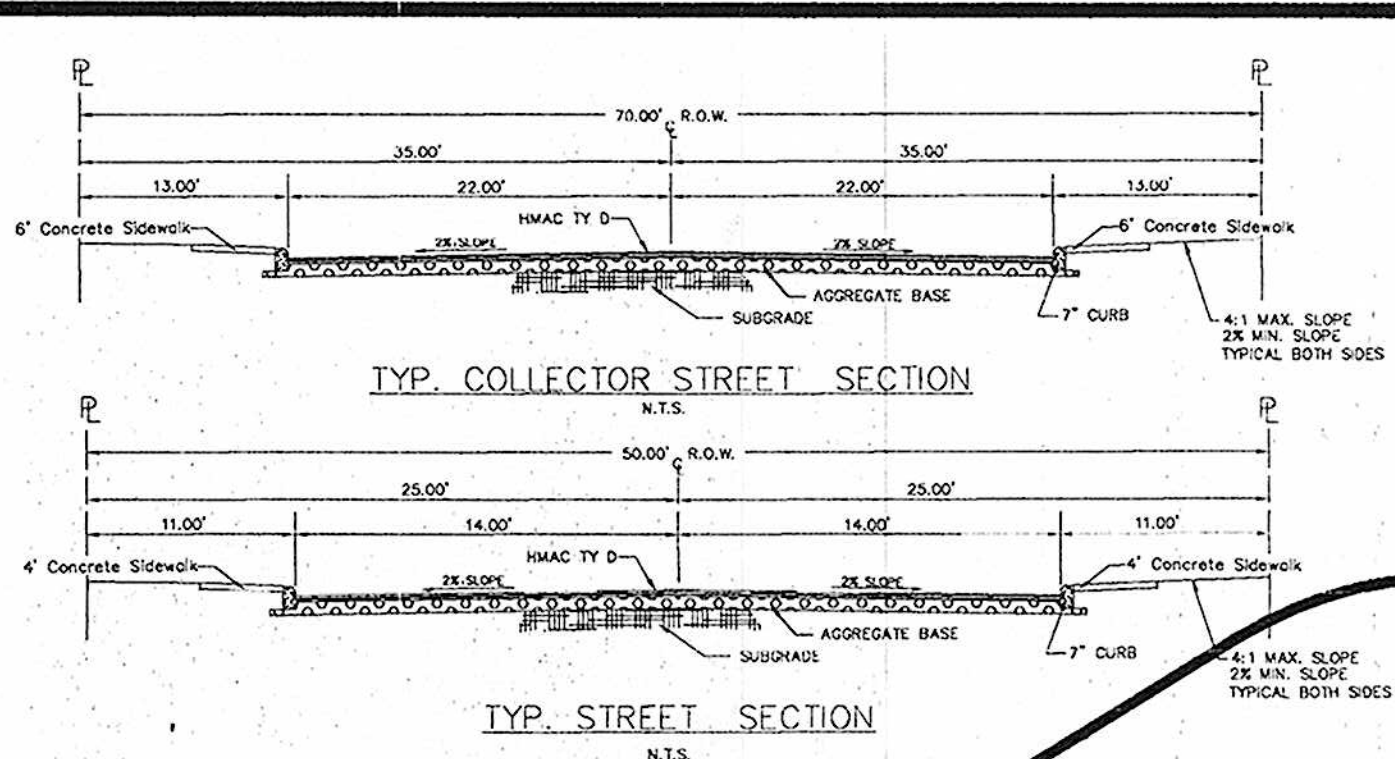


**OWNER / DEVELOPER:**  
New Leaf Homes, L.L.C.  
PO Box 5310  
San Antonio, Tx. 78201  
(210)599-1888  
Mr. Fred Ghovidel



**ZONING NOTE:**  
This property is Zoned PUD R-6.

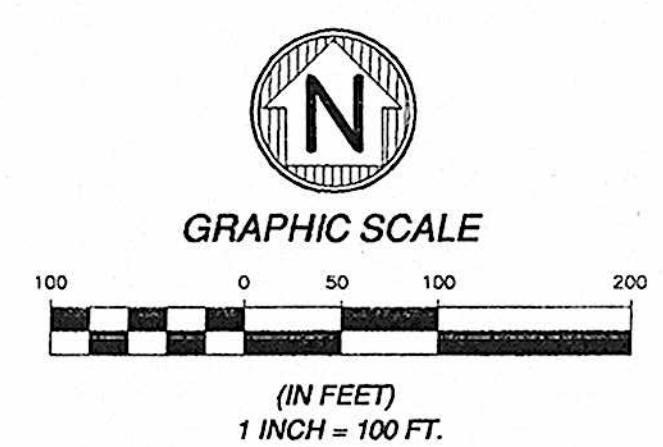
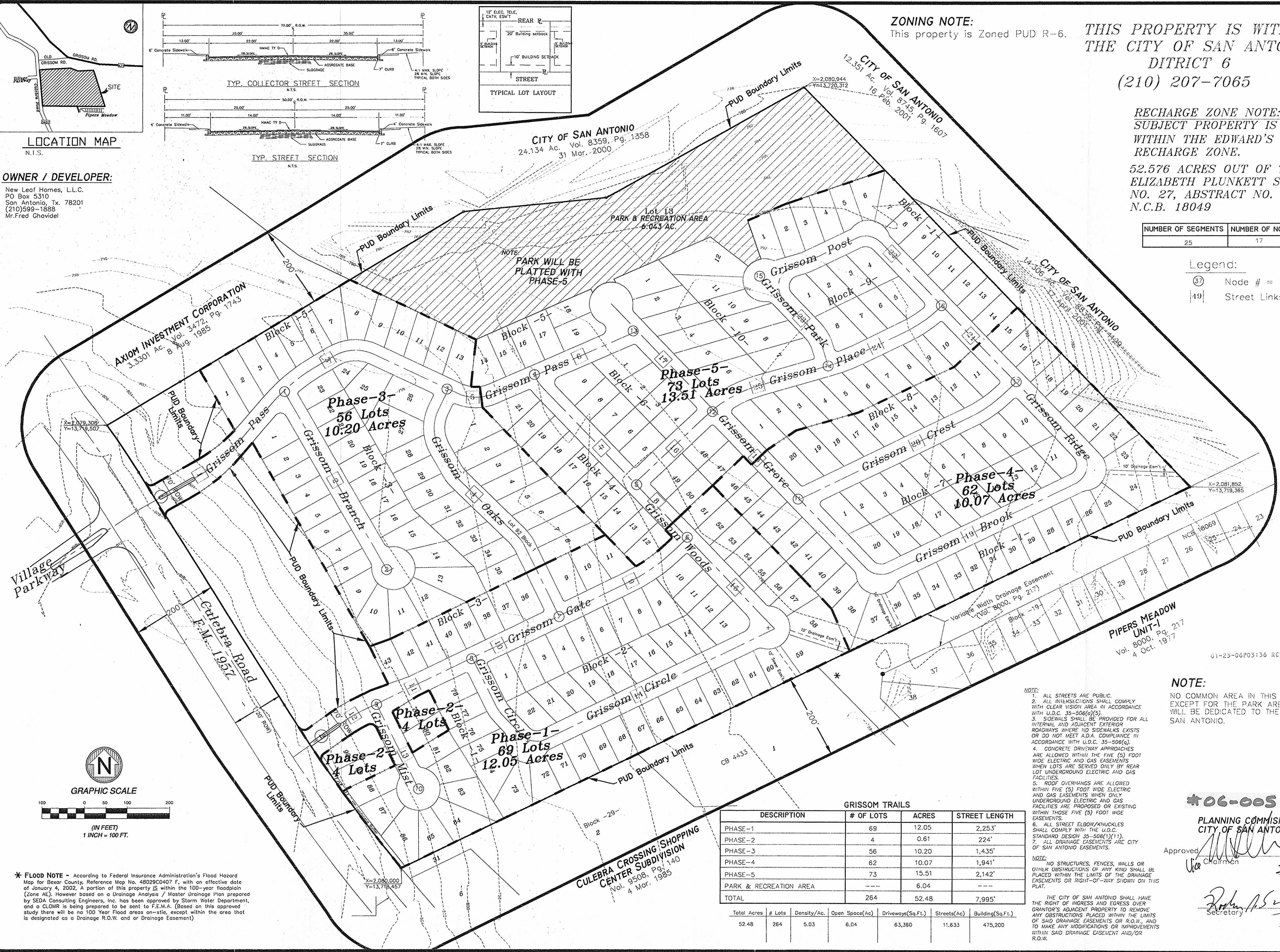
**THIS PROPERTY IS WITHIN  
THE CITY OF SAN ANTONIO  
DITRICT 6  
(210) 207-7065**

**RECHARGE ZONE NOTE:**  
SUBJECT PROPERTY IS NOT  
WITHIN THE EDWARD'S  
RECHARGE ZONE.

**52.576 ACRES OUT OF THE  
ELIZABETH PLUNKETT SURVEY  
NO. 27, ABSTRACT NO. 573,  
N.C.B. 18049**

NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
25	17	1.47

**Legend:**  
③ Node # = 17  
④ Street Links # = 25



**\* FLOOD NOTE -** According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0407 F, with an effective date of January 4, 2002, a portion of this property is within the 100-year floodplain (Zone AE). However based on a Drainage Analysis / Master Drainage Plan prepared by SEDA Consulting Engineers, Inc. has been approved by Storm Water Department, and a CLOMR is being prepared to be sent to F.E.M.A. (Based on this approved study there will be no 100 Year Flood areas on-site, except within the area that is designated as a Drainage R.O.W. and/or Drainage Easement)

- NOTE:**
- ALL STREETS ARE PUBLIC.
  - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA IN ACCORDANCE WITH U.D.C. 35-506(a)(5).
  - SIDEWALKS SHALL BE PROVIDED FOR ALL INTERNAL AND ADJACENT EXTERIOR ROADWAYS WHERE NO SIDEWALKS EXIST OR DO NOT MEET A.D.A. COMPLIANCE IN ACCORDANCE WITH U.D.C. 35-506(a).
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
  - ALL STREET ELBOW/KNUCKLES SHALL COMPLY WITH THE U.D.C. STANDARD DESIGN 35-506(1)(11).
  - ALL DRAINAGE EASEMENTS ARE CITY OF SAN ANTONIO EASEMENTS.
- NOTE:**
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAN.
- THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS OR R.O.W., AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT AND/OR R.O.W.

GRISSOM TRAILS						
DESCRIPTION	# OF LOTS	ACRES	STREET LENGTH			
PHASE-1	69	12.05	2,253'			
PHASE-2	4	0.61	224'			
PHASE-3	56	10.20	1,435'			
PHASE-4	62	10.07	1,941'			
PHASE-5	73	15.51	2,142'			
PARK & RECREATION AREA	---	6.04	---			
TOTAL	264	52.48	7,995'			
Total Acres	# Lots	Density/Ac.	Open Space(Ac)	Driveways(Sq.Ft.)	Streets(Ac)	Building(Sq.Ft.)
52.48	264	5.03	6.04	63,380	11.633	475,200

**NOTE:**  
NO COMMON AREA IN THIS SUBDIVISION EXCEPT FOR THE PARK AREA WHICH WILL BE DEDICATED TO THE CITY OF SAN ANTONIO.

**\*06-005**  
PLANNING COMMISSION  
CITY OF SAN ANTONIO

Approved:   
Chairman  
Date: 2/8/06  
Secretary:   
Secretary  
Date: 2/8/06

**Seda Consulting Engineers, Inc.**  
(210) 308-0057  
6735 IH-10 West  
San Antonio, Texas 78201  
FAX: (210) 308-8842  
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



**GRISSOM TRAILS SUBDIVISION**  
PLANNED UNIT DEVELOPMENT

JOB NO. 1094  
DATE: 01/23/06  
DRAWN BY: MGM/AMD  
CHECKED BY: SED  
SHEET: 1 OF 1





**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Salah Diab

**DATE:** February 8, 2006

**Address:** 2939 Moss Rock Ste 225  
San Antonio, Texas 78230

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** # 06-005

**Name:** Grissom Trails, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**Parks and Open Space:** Grissom Trails is a proposed subdivision with 264 single-family residential units. UDC Section 35-503(b); Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. This subdivision provides 6.043 acres of park.

Parks recommends approval of Grissom Trails Planned Unit Development with the following conditions:

1. The 6.043 acre park is dedicated to the Grissom Trails home owners association. Dedication to be in compliance with requirements set forth in section 35-503(e)(2).
2. The proposed playground comply with requirements set forth in section 35-503(d)(5).